

Debtor's Name **BROADWAY AVENUE INVESTMENTS, LLC**

Case No. **24-12081**

Part 8: Individual Chapter 11 Debtors (Only)

a. Gross income (receipts) from salary and wages	_____	\$0
b. Gross income (receipts) from self-employment	_____	\$0
c. Gross income from all other sources	_____	\$0
d. Total income in the reporting period (a+b+c)	_____	\$0
e. Payroll deductions	_____	\$0
f. Self-employment related expenses	_____	\$0
g. Living expenses	_____	\$0
h. All other expenses	_____	\$0
i. Total expenses in the reporting period (e+f+g+h)	_____	\$0
j. Difference between total income and total expenses (d-i)	_____	\$0
k. List the total amount of all postpetition debts that are past due	_____	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
m. If yes, have you made all Domestic Support Obligation payments?	Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>	

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: http://www.justice.gov/ust/eo/rules_regulations/index.htm. Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.

/s/ Alan Gomperts

Signature of Responsible Party

Manager

Title

Alan Gomperts

Printed Name of Responsible Party

07/21/2025

Date

Broadway Avenue Investments, LLC
Preliminary Balance Sheet
As of June 30, 2025

	<u>Jun 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Farmers and Merchants Checking	6,115.15
Farmers Tax Account	200.00
Total Checking/Savings	<u>6,315.15</u>
Other Current Assets	
Construction In Progress	145,902.99
Intercompany Receivable-Seaton	-250.00
Intercompany Receivable - SR	-25,774.01
Total Other Current Assets	<u>119,878.98</u>
Total Current Assets	<u>126,194.13</u>
Fixed Assets	
Accumulated Depreciation	-1,327,676.00
Building	7,785,613.74
Land	2,847,848.00
Total Fixed Assets	<u>9,305,785.74</u>
Other Assets	
Accumulated amort, loan fees	-519,347.00
Loan Fees	519,347.00
Total Other Assets	<u>0.00</u>
TOTAL ASSETS	<u><u>9,431,979.87</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Loan - Archway	19,393,418.02
Member Loans - Daniel Halevy	73,708.25
Member Loans - Sue Halevy	251,629.82
Total Other Current Liabilities	<u>19,718,756.09</u>
Total Current Liabilities	<u>19,718,756.09</u>
Long Term Liabilities	
Acoca Loan	50,000.00
Total Long Term Liabilities	<u>50,000.00</u>
Total Liabilities	<u>19,768,756.09</u>
Equity	
Member 1 Equity_Alan	-3,341,013.51
Member 2 Equity_Sue	-1,405,412.02
Member3 Equity_Daniel	-3,341,022.02
Retained Earnings	-2,239,193.70
Net Income	-10,134.97
Total Equity	<u>-10,336,776.22</u>
TOTAL LIABILITIES & EQUITY	<u><u>9,431,979.87</u></u>

Broadway Avenue Investments, LLC
Preliminary Profit & Loss
June 2025

	<u>Jun 25</u>
Ordinary Income/Expense	
Expense	
Utilities	53.50
Total Expense	<u>53.50</u>
Net Ordinary Income	-53.50
Other Income/Expense	
Other Income	
Other Income	197.07
Total Other Income	<u>197.07</u>
Net Other Income	<u>197.07</u>
Net Income	<u><u>143.57</u></u>

Broadway Avenue Investments, LLC
Preliminary Statement of Cash Flows
June 2025

	Jun 25
OPERATING ACTIVITIES	
Net Income	143.57
Net cash provided by Operating Activities	143.57
Net cash increase for period	143.57
Cash at beginning of period	6,171.58
Cash at end of period	6,315.15

Jun-25

Professional/Role	Date of Retention	Retainer Paid		Fees Approved by Court		Expenses Approved by Court		Retainer Applied		Fees Paid (over retainer)		Expenses Paid (over retainer)	
		Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin Talerico & Selth LLP (Insolvency Counsel)	5/28/24 effective as of 3/19/24	\$ 40,000.00	\$ 14,665.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,665.50	\$ -	\$ -	\$ -	\$ -

Broadway Avenue Investments, LLC
Insurance Schedule

<u>Name of Insurance Carrier</u>	<u>Type of Insurance</u>	<u>Policy Number</u>	<u>Policy Expiration Date</u>	<u>Payment Date</u>
Evanston Insurance Company	General Liability	3AA892612	5/10/26	5/1/25
Starr Specialty insurance Company	Property	SLSTPTY12067624	7/10/25	5/1/25

Broadway Avenue Investments, LLC
Reconciliation Summary
Farmers and Merchants Checking, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	5,971.58
Cleared Transactions	
Checks and Payments - 1 item	-53.50
Deposits and Credits - 1 item	197.07
Total Cleared Transactions	143.57
Cleared Balance	6,115.15
Register Balance as of 06/30/2025	6,115.15
Ending Balance	6,115.15



BROADWAY AVENUE INVESTMENTS LLC
DIP CASE 2:24-BK-12081-VZ
OPERATING ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

Where
Tradition & Technology
Come Together

Account Title

Broadway Avenue Investments LLC
DIP Case 2:24-bk-12081-VZ
Operating Account

Bankruptcy Trustee Summary

Account Number	5694	Number of Enclosures	0
Beginning Balance	5,971.58	Statement Dates	6/02/25 thru 6/30/25
1 Deposits/Credits	197.07	Days in the statement period	29
1 Checks/Debits	53.50	Average Ledger	5,967.30
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	6,115.15		

Deposits and Other Credits

Date	Description	Amount
6/30	Mobile Deposit - Checking	197.07

Checks and Other Debits

Date	Description	Amount
6/25	ATT PAYMENT 031100207198290 9864031005WEB 087178001MYW4I	53.50-

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5694 (continued)

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
6/02	5,971.58	6/25	5,918.08	6/30	6,115.15

End of Statement

Thank you for banking with Farmers & Merchants Bank.



Download the App
FMB-Mobile 2.0



F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

Questions? Call us: (866) 437-0011



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NMLS# 537388





Important Changes Regarding Our Funds Availability Policy

Effective July 1, 2025

Dear Client,

On the reverse side of this letter, please find an updated Funds Availability Policy that includes changes to the amount of funds available when you deposit a check. These changes are effective July 1, 2025. Any other terms of your deposit account not described in this policy will continue to apply. For all other account related services, fees and benefits, please refer to the "Services and Fees" document on our website at FMB.com/fees.

What are the Important Changes?

Description	Current Amount	Change Effective July 1, 2025
Next-Day Available Funds from a Check Deposit	\$225	\$275
Cash from a New Account Opening	\$5,525	\$6,725

What Do I Need to Do?

Please read the Funds Availability Policy carefully and keep it with your records as it supersedes and replaces the policy in your deposit account Terms & Conditions Disclosure. By continuing to maintain your deposit account with Farmers & Merchants Bank, you agree to these changes.

Questions?

For questions regarding changes to the policy, please visit your local bank branch or contact Farmers & Merchants Bank's Call Center at (562) 344-2058, between the hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, 8:00 a.m. to 9:00 p.m. Saturday, and 8:00 a.m. to 5:00 p.m. Sunday.

We look forward to continuing to serve you and thank you for being an F&M Bank client.

Sincerely,

Farmers & Merchants Bank



FUNDS AVAILABILITY POLICY

Your Ability to Withdraw Funds

On the reverse side of this letter, please find an updated Funds Availability Policy that includes changes to the amount of funds available when you deposit a check. These changes are effective July 1, 2025. Any other terms of your deposit account not described in this policy will continue to apply. For all other account related services, fees and benefits, please refer to the "Services and Fees" document on our website at FMB.com/fees.

Determining When Your Deposit is Received

For determining the availability of your deposit, every day is a business day, except Saturdays, Sundays and federal holidays. If you make a deposit on a business day we are open and before our cutoff time, we will consider that to be the day of your deposit. If you make a deposit on a day that we are not open, or after our cutoff time, we will consider your deposit to have been made the next business day we are open.

Our deposit cutoff times are as follows:

- F&M ATM deposits: 4:30 PM (PST)
- Branch deposits (in person with one of our employees): when the branch closes for business; varies by location
- Night depository: 12:00 PM (PST)
- Mail deposits: when the deposit is received
- Incoming Wire Transfers: 3:00 PM (PST)
- *Internal Electronic Transfers: 9:30 PM (PST) (Online and Telephone Banking)
- *Mobile Banking deposits: 6:00 PM (PST)

*Refer to the separate Online Banking Access Agreement for more details

Longer Delays May Apply

In some cases we may not make all of the funds deposited by check available on the first (1st) business day after the day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second (2nd) business day after the day of your deposit. If we take this action, we will make the first \$275 available to you no later than the first (1st) business day after the day of your deposit. In addition, funds that you deposit by check may be delayed, generally up to the seventh (7th) business day after the day of your deposit for the following reasons:

- We believe a check you deposited will not be paid;
- You deposited checks totaling more than \$6,725 on any one day;
- You redeposited a check that was previously returned unpaid;
- You have overdrawn your account repeatedly in the last six (6) months; or
- There is an emergency, such as failure of computer or communications equipment.

If we are going to delay the availability of the funds from your deposit, we will notify you at the time you make your deposit and we will tell you when the funds will be available. If your deposit is not made directly to one of our employees, or if we decide to take this action after you have left, we will send you the notice no later than the first (1st) business day after the day of your deposit.

If you need the funds from a deposit right away, ask us when the funds will be available.

Special Rules for New Accounts

If you are a new customer, the following special rules may apply during the first thirty (30) days your account is open.

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first \$6,725 of a day's total deposits of cashier's, certified, teller's, travelers, and federal, state, and local government checks will be available on the first (1st) business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over \$6,725 will be available no later than the ninth (9th) business day after the day of your deposit. If your deposit of these checks (other than U.S. Treasury checks) is not made in person to one of our employees, the first \$6,725 will be available to you no later than the second (2nd) business day after the day of your deposit. Funds from all other check deposits will be available no later than the seventh (7th) business day after the day of your deposit.

Holds On Other Funds (Other Account)

If we accept a check for deposit that is drawn on another bank, we may make funds from that deposit available for immediate withdrawal but may delay your availability to withdraw a corresponding amount of funds that you have on deposit in another account with us. The funds in the other account would then not be available for withdrawal until the time periods that are described elsewhere in this disclosure for the type of check that you deposited.

Holds On Other Funds (Check Cashing)

If we cash a check for you that is drawn on another bank, we may withhold the availability of a corresponding amount of funds that are already in your account. Those funds will be available at the time funds from the check we cashed would have been available if you had deposited it.



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Broadway Avenue Investments, LLC
Reconciliation Summary
Farmers Tax Account, Period Ending 06/30/2025

	Jun 30, 25
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 06/30/2025	200.00
Ending Balance	200.00



BROADWAY AVENUE INVESTMENTS LLC
DIP CASE 2:24-BK-12081-VZ
TAX ACCOUNT
264 S OAKHURST DR
BEVERLY HILLS CA 90212-3504

Where
Tradition & Technology
Come Together

Account Title

Broadway Avenue Investments LLC
DIP Case 2:24-bk-12081-VZ
Tax Account

Bankruptcy Trustee Summary

Account Number	5716	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	6/02/25 thru 6/30/25
Deposits/Credits	0.00	Days in the statement period	29
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
6/02	200.00				

End of Statement

Thank you for banking with Farmers & Merchants Bank.

Questions? Call us: (866) 437-0011

Bankruptcy Trustee

5716 (continued)



Download the App FMB-Mobile 2.0



F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – JUNE 30, 2025** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) July 21, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 21, 2025
Date

Martha E. Araki
Printed Name

/s/ Martha E. Araki
Signature

Seaton Investments, LLC – Jointly Administered

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Garrick Vanderfin, Tanya Behnam:** gvanderfin@polsinelli.com, tbehnam@polsinelli.com; tanyabehnam@gmail.com; ladocketing@polsinelli.com; zyoung@polsinelli.com; ccripe@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditors NewRez LLC d/b/a Shellpoint Mortgage Servicing, Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepите.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepите.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@buchalter.com; gvidales@buchalter.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@crownandstonelaw.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov